

And the Mortgagor further covenants with the Mortgagee that he will forthwith insure and during the continuance of this security, keep insured against loss or damage by fire and every building on the said lands to the extent of their insurable value in some insurance office to be approved of by the Mortgagee, and that he will not do or suffer anything whereby the said policy or policies may be vitiated, and will pay all premiums and sums of money necessary for such purposes as the same shall become due, and will assign and deliver over unto the Mortgagee the policy or policies of insurance and the receipt or receipts thereto appertaining, and if he shall neglect to keep the said buildings, or any of them insured as aforesaid, or pay the said premiums, or deliver such receipts, then it shall be lawful for the Mortgagee to insure the said buildings in manner aforesaid, and all moneys expended by the Mortgagee with interest at the rate aforesaid computed from the time or times of advancing the same shall be repaid by him to the Mortgagee on demand, and in the meantime the amount of such payments shall be added to the said principal sum hereby secured, and shall bear interest at the rate aforesaid from the time of such payment and shall be payable at the time appointed for the payment of the next instalment hereunder, and all such payments shall become a part of the principal secured by this Mortgage and shall be a charge upon the said lands and all his estate and interest therein. Evidence of the renewal of such insurance shall be produced to the Mortgagee, at least three days before the insurance then existing shall expire, otherwise the Mortgagee may insure as above provided.

It is hereby agreed that all moneys received by virtue of any policy or policies may at the option of the Mortgagee either be forthwith applied in or towards substantially re-building, reinstating and repairing the said premises or in or towards the payment of the last instalment falling due under and by virtue of these presents, and in a case of a surplus in or towards, the payment of the instalment next preceding in point of time of payment, and so until the whole of the principal and interest hereunder shall be paid.

And the Mortgagor further agrees forthwith on the happening of such loss or damage by fire, to furnish at my expense all the necessary proofs and do all the necessary acts to enable the Mortgagee to obtain payment of the insurance moneys.

It is also agreed between the Mortgagor and the Mortgagee that if he makes any sale, agreement of sale, or lease of the said land or any part thereof, or any interest therein without the express permission in writing of the Deputy Superintendent General to such sale or lease, or if he fails to remain in actual personal possession and occupation of the said land and cultivate the said land in a good and husbandlike manner during the currency of this mortgage, or if any default shall happen to be made in any payment of interest or principal or any moneys hereby secured or any part thereof, then and in such case the principal moneys and other moneys hereby secured shall become due and payable in like manner and to all intents and purposes as if the time herein mentioned for payment of such principal money had fully come and expired. And it is also agreed between the Mortgagor and the Mortgagee that the Mortgagee shall not be bound for any reason whatever to advance the money hereby intended to be secured, nor shall the Mortgagee in the event of advancing or having advanced a portion, be bound to advance the balance thereof.

This Mortgage is given and received under the provisions of the Soldier Settlement Act, and all the provisions of such Act and any amendments now made or which may hereafter be made thereto which can or may be applicable hereto shall apply to and form a part hereof as if actually incorporated and embodied herein and the Mortgagee and the Mortgagor shall be entitled to the benefits and privileges conferred and subject to the duties and liabilities imposed by the said Act and amendments.

In Witness Whereof, ..... have hereunto subscribed .....

name ..... and affixed ..... seal ..... the  
day and year first above written.

Signed, Sealed and Delivered by the above

above named Carl

Sand as Mortgagor

(Having first been read over and explained)

this 6 day of June

A.D. 1924, in the presence of .....

(Witness)

R. H. Abraham

Carl S. Sands